



**Whitbourne Way, Waterloooville PO7 3ED**

**welcome to**

## **Whitbourne Way, Waterloo**

Modern three bed semi-detached home on Berewood Estate with driveway, rear garden, kitchen/diner, utility, en-suite to master and stylish family bathroom. Close to schools, shops, and transport links.

### **Entrance Hall**

Stairs leading to first floor. Door to lounge.

### **Lounge**

13' 7" x 10' 2" ( 4.14m x 3.10m )

Double glazed window to front aspect. Carpet flooring, radiator, under stair storage cupboard.

Door to kitchen.

### **Kitchen**

11' 4" x 10' 7" ( 3.45m x 3.23m )

Double glazed windows and French doors leading to rear garden. Range of wall and base cupboards with work surface over, incorporating one and a half bowl sink unit with mixer tap over. Built-in low level oven with gas hob and extractor hood over, built-in fridge/freezer and dishwasher. Vinyl flooring. Open way to utility area with space for washing machine and door to WC.

### **Cloakroom**

Low level WC and wash hand basin.

### **First Floor Landing**

Storage cupboard. Doors to:

### **Bedroom One**

13' 6" max x 8' 5" max ( 4.11m max x 2.57m max )

Double glazed window to front aspect. Carpet flooring, radiator. Door to en-suite.

### **En-Suite Shower Room**

Double glazed window to side aspect. Shower unit with sliding door, low level WC and wall mounted wash hand basin. Radiator. Tiled to principal areas, vinyl flooring.

### **Bedroom Two**

8' 5" max x 8' 1" max ( 2.57m max x 2.46m max )

Double glazed window to rear aspect. Carpet flooring, radiator.

### **Bedroom Three**

7' 1" x 6' 4" ( 2.16m x 1.93m )

Double glazed window to front aspect. Carpet flooring, radiator.

### **Bathroom**

Double glazed window to rear aspect. Suite comprising panel enclosed bath with shower attachment over, low level WC and wall mounted wash hand basin. Vinyl flooring, tiled to principal areas.

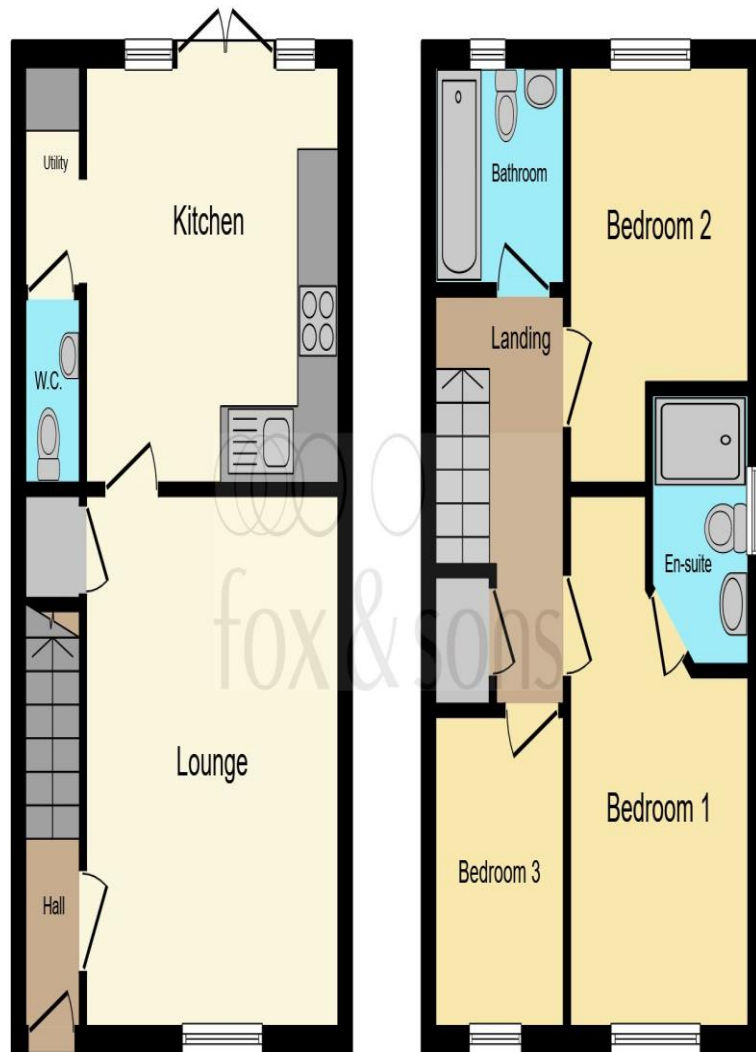
### **Outside**

#### **Front**

Block paved driveway, providing off road parking, leading to side pedestrian access to rear garden via wood gate. Lawned area with pathway to front door and flower bed.

### **Rear Garden**

Enclosed by panel fencing with slabbed patio and laid to lawn. Wooden shed. Wooden gate to front of the property.



**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Whitbourne Way,**  
**Waterlooville**

- Three Bed Semi Detached Home
- Sought After Berewood Location
- Off Road Parking
- Utility Area with Cloakroom
- En-Suite Shower Room

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

guide price  
**£345,000**



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